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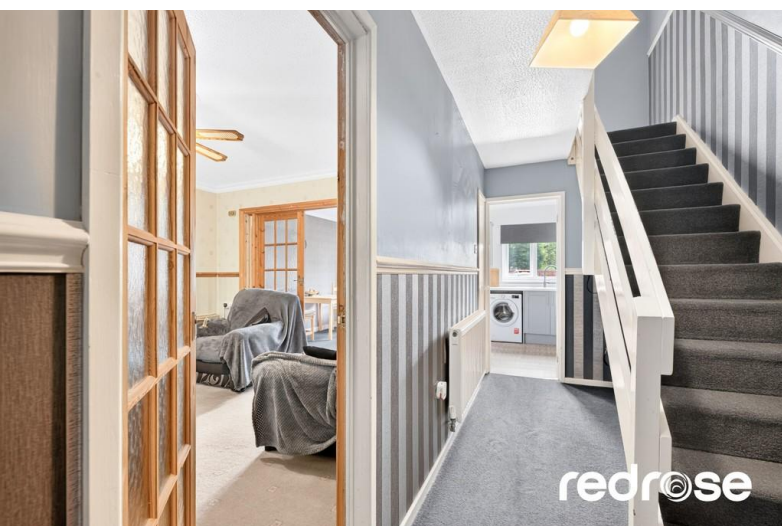
6 Greystones

Leyland, , PR26 7UH

A well-presented three-bedroom terraced home offering spacious and versatile accommodation, ideal for first-time buyers, families, or investors. The property features a bright and welcoming lounge, a well-appointed kitchen with space for dining, and three generously sized bedrooms, complemented by a modern family bathroom. Externally, the home boasts a particularly large rear garden, providing excellent outdoor space for entertaining or relaxing. Conveniently located close to local amenities, schools, and transport links, this property combines comfort, space, and practicality.

Offers Over £140,000

EPC Rating 'C'





Property Description

PORCH

Door to the porch area.

HALLWAY

A welcoming entrance hallway, well-presented and offering access to the ground floor rooms. Stairs to the front, double panel radiator and cupboard.

LOUNGE

12' 10" x 11' 6" (3.91m x 3.51m) A spacious and well-presented lounge, enhanced by two windows that flood the room with natural light, creating a bright and inviting living space. Double panel radiator, dado rail and double doors to the kitchen/diner





KITCHEN/DINER

17' 10" x 10' 6" (5.44m x 3.2m) A well-appointed kitchen/diner fitted with a range of units and complementary work surfaces, incorporating a stainless-steel sink, integrated electric oven and gas hob, a washing machine and space for fridge freezer. Part-tiled walls, two double glazed windows and French door to the rear aspect and double panel radiator.

LANDING

Access to the first floor bedrooms, shower room and loft access.



MASTER BEDROOM

14' 8" x 8' 11" (4.47m x 2.72m) A spacious master bedroom, offering a comfortable and relaxing retreat with ample space for furnishings. Double glazed window over looking the green to the front and double panel radiator.

BEDROOM TWO

8' 11" x 6' 10" (2.72m x 2.08m) A spacious second bedroom, well-proportioned and filled with natural light, offering ample space for furnishings and a comfortable living environment. Double glazed window to the rear aspect and double panel radiator.

BEDROOM THREE

8' 9" x 7' 0" (2.67m x 2.13m) A well-proportioned third bedroom, offering versatility for use as a bedroom, nursery or home office. Double glazed window to the front aspect and radiator.



SHOWER ROOM

A modern and stylish shower room, fitted with a walk-in double shower with hand held fitting, wash hand basin inset within a vanity unit, and a low-level W.C., finished to a high standard with a clean and contemporary feel. Part tiled walls, tiled flooring and heated chrome towel radiator.

EXTERNALLY

A larger than average enclosed rear garden, mainly laid to lawn with a patio area, all securely fenced and benefiting from double gates providing access to the driveway.

To the front there is a gated frontage with pathway to the front door.





LOCATION

Situated within the highly sought-after Greystones area of Leyland, this property enjoys a peaceful residential setting while remaining conveniently close to a range of local amenities, well-regarded schools and excellent transport links, including easy access to the motorway network for commuting.

MORTGAGES

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.



TOTAL FLOOR AREA: 1005 sq. ft. (93.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and not intended to be used for any legal, insurance or other purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be guaranteed as to their condition or otherwise, and are for general guidance only.
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